

Notice of Confidentiality Rights: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your Social Security number or your driver's license number.

PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE

In accordance with Texas Property Code section 209.004, Texas Residential Property Owners Protection Act, STERLING RIDGE OWNERS ASSOCIATION, INC., a Texas nonprofit corporation, certifies as to the following:

1. The name of the subdivision is Sterling Ridge.
2. The name of the association is Sterling Ridge Owners Association, Inc., a Texas nonprofit corporation.
3. The subdivision is described in Volume 1193, Pages 583-586 of the Official Records of Walker County, Texas; and Volume 6, Page 128 of the Plat Records of Walker County, Texas.
4. The declaration is recorded in Volume 1193, Page 558 of the Official Records of Walker County, Texas, as amended by Volume 1223, Page 353; and Document No. 70202, all of the Official Records of Walker County, Texas.
5. The name and mailing address for the association are as follows:

Sterling Ridge Owners Association, Inc.
700 University Drive East, Suite 108
College Station, Texas 77840
Attention: Berkshire Hathaway HomeServices Caliber Realty
6. The name, mailing address, telephone number, and e-mail address of the person managing the association or the association's designated representative are as follows:

Berkshire Hathaway HomeServices Caliber Realty
700 University Drive East, Suite 108
College Station, Texas 77840
979.703.1819
hoa@bhhs caliber.com
7. The website address of any Internet website on which the association's dedicatory instruments are available in accordance with Texas Property Code section 207.006 is www.bhhs caliber.com/hoa/deedrestrictions/sterling-ridge/.
8. The association charges the following fee relating to a property transfer in the subdivision: an administration fee in the amount of \$125.00.

Property Owners' Association Management Certificate

EXECUTED as of the 14th day of December 2021.

STERLING RIDGE OWNERS ASSOCIATION, INC, a
Texas nonprofit corporation

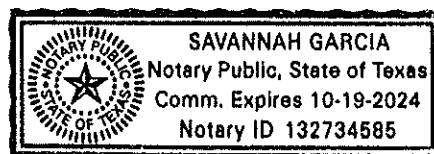
By: Suzan Reed
Suzan Reed, Managing Agent

STATE OF TEXAS

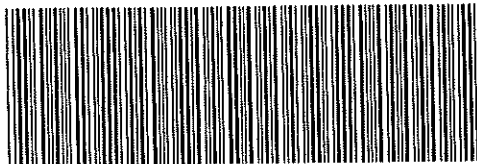
COUNTY OF BRAZOS

This instrument was acknowledged before me on this the 14th day of December 2021
by Suzan Reed, Managing Agent STERLING RIDGE OWNERS ASSOCIATION, INC, a Texas
nonprofit corporation, on behalf of said corporation and in the capacity therein stated.

Savannah Garcia
Notary Public, State of Texas



Property Owners' Association Management Certificate



VG-85-2022-75929

Walker County
Kari A. French
Walker County Clerk

Instrument Number: 75929

Real Property

CERTIFICATE

Recorded On: January 12, 2022 03:35 PM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$30.00

***** THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.

File Information:

Instrument Number: 75929
Receipt Number: 20220112000055
Recorded Date/Time: January 12, 2022 03:35 PM
User: Jessica D
Station: Recording

Record and Return To:

HLEPT
1021 UNIVERSITY DRIVE EAST
COLLEGE STATION TX 77840-2185



STATE OF TEXAS
COUNTY OF WALKER

I hereby certify that this Instrument was FILED in the Instrument Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Walker County, Texas.

Kari A. French
Walker County Clerk
Walker County, TX